174.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,138,900 / 1,138,900
					USE VALUE:	1,138,900 / 1,138,900
					ASSESSED:	1,138,900 / 1,138,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		WOODBURY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CALLAHAN LAURIE
Owner 2:	CALLAHAN BRIAN
Owner 3:	
Street 1:	20 WOODBURY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CALLAHAN LAURIE TRUSTEE -
Owner 2:	WOODBURY STREET REALTY TRUST -
Street 1:	127 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,930 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2005, having primarily Wood Shingle Exterior and 3039 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6930.000	699,400		439,500	1,138,900
Total Card	0.159	699,400		439,500	1,138,900
Total Parcel	0.159	699,400		439,500	1,138,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.76 | /Parcel: 374.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	116038
GIS Ref	
GIS Ref	
Insp Date	10/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	699,400	0	6,930.	439,500	1,138,900	1,138,900	Year End Roll	12/18/2019
2019	101	FV	524,400	0	6,930.	433,300	957,700	957,700	Year End Roll	1/3/2019
2018	101	FV	401,700	0	6,930.	332,800	734,500	734,500	Year End Roll	12/20/2017
2017	101	FV	401,700	0	6,930.	314,000	715,700	715,700	Year End Roll	1/3/2017
2016	101	FV	401,700	0	6,930.	288,800	690,500	690,500	Year End	1/4/2016
2015	101	FV	392,600	0	6,930.	270,000	662,600	662,600	Year End Roll	12/11/2014
2014	101	FV	392,600	0	6,930.	248,600	641,200	641,200	Year End Roll	12/16/2013
2013	101	FV	392,600	0	6,930.	248,600	641,200	641,200		12/13/2012

!13525!

PRINT

Date	Time
12/11/20	03:27:58

LAST REV

Date	Time
11/14/19	15:01:15
apro	
13525	

USER DEFINED

Prior Id # 1:	116038
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CALLAHAN LAURIE	45276-263		5/27/2005	Family	1	No	No		
SMITH AVARD V	43744-84		9/20/2004	Portion-Asst	700,000	No	No		
	6894-525		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2005	467	New Buil	180,000			G7	GR FY07	new 2sty, sf, 21/2
11/1/2004	1049	Demoliti	8,000					demo existing hous
4/5/1995	160	Manual	8,500					REPAIR FIRE/DAMAGE

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	Info At Door	PT	Paul T
10/24/2018	Measured	PT	Paul T
10/6/2018	MEAS&NOTICE	HS	Hanne S
4/3/2006	MLS	MM	Mary M
9/1/2005	Permit Visit	BR	B Rossignol
1/13/2005	Fieldrev-Chg	BR	B Rossignol
2/17/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/20/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6930		Sq. Ft.	Site		0	70.	0.91	6									439,530						439,500	

Total AC/HA: 0.15909 | Total SF/SM: 6930 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 439,530 | Spl Credit | Total: 439,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2005	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.02273691
Const Adj.:	0.99989998
Adj $ / SQ:	127.829
Other Features:	115066
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	708635
Depreciation:	9212
Depreciated Total:	699422

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

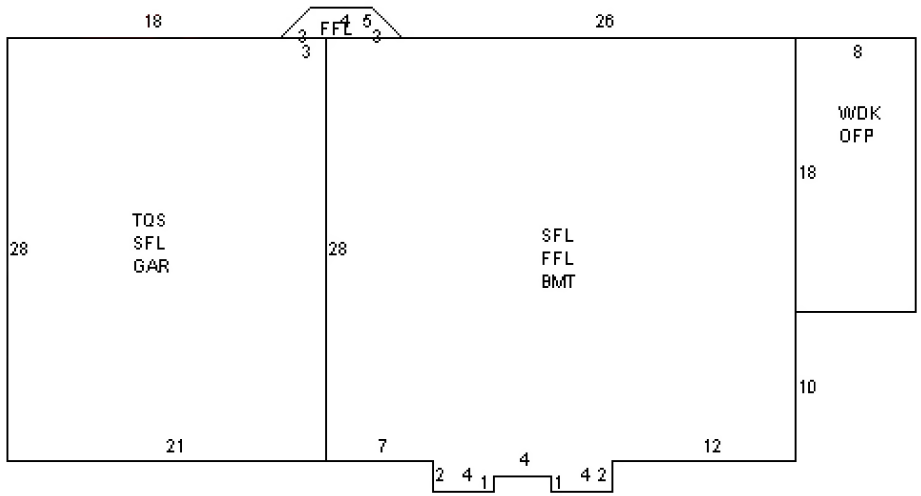
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	170.01
Special Features:	0	Val/Su Net:	152.67
Final Total:	699400	Val/Su SzAd	248.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,476	127.830	188,676
FFL	First Floor	900	127.830	115,046
BMT	Basement	888	45.540	40,439
GAR	Garage	588	19.250	11,319
TQS	3/4 Story	441	127.830	56,373
OFP	Open Porch	144	27.960	4,026
WDK	Deck	144	12.940	1,864
	Net Sketched Area:	4,581	Total:	417,743
Size Ad	2817	Gross Are	4728	FinArea 3039

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	